142.0	0010	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,200 / 898,200
					USE VALUE:	898,200 / 898,200
					ASSESSED:	898,200 / 898,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY KEVIN/SOPHIE
Owner 2:	
Owner 3:	
Street 1:	15 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONTI MATTHEW/LINDEM KAREN -
Owner 2:	-
Street 1:	15 HIGH HAITH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,618 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 2292 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4618.000	451,400		446,800	898,200
Total Card	0.106	451,400		446,800	898,200
Total Parcel	0.106	451,400		446,800	898,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.88 | /Parcel: 391.8

Legal Description

User Acct 92321

GIS Ref

GIS Ref

Insp Date 06/12/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,900	0	4,618.	446,800	857,700	857,700	Year End Roll	12/18/2019
2019	101	FV	307,100	0	4,618.	418,900	726,000	726,000	Year End Roll	1/3/2019
2018	101	FV	307,100	0	4,618.	346,300	653,400	653,400	Year End Roll	12/20/2017
2017	101	FV	307,100	0	4,618.	318,400	625,500	625,500	Year End Roll	1/3/2017
2016	101	FV	307,100	0	4,618.	290,400	597,500	597,500	Year End	1/4/2016
2015	101	FV	290,600	0	4,618.	284,900	575,500	575,500	Year End Roll	12/11/2014
2014	101	FV	290,600	0	4,618.	264,700	555,300	555,300	Year End Roll	12/16/2013
2013	101	FV	289,500	0	4,618.	251,900	541,400	541,400		12/13/2012

!11060!

PRINT

Date	Time
12/11/20	01:16:15

LAST REV

Date	Time
06/12/20	08:55:31
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11060

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONTI MATTHEW/L	51651-572		9/4/2008		554,000	No	No		
ST GEORGE BARRY	32853-151		5/14/2001	Family	440,000	No	No		
	7601-170		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2019	165	Redo Bas	99,800	O				
7/30/2018	1060	Window/S	22,000	C				
4/24/2013	593	Redo Kit	32,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2020	Measured	DGM	D Mann
6/12/2020	Permit Visit	DGM	D Mann
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/17/2009	Inspected	189	PATRIOT
1/22/2009	Measured	336	PATRIOT
8/20/2001	MLS	MM	Mary M
11/17/1999	Meas/Inspect	270	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4618		Sq. Ft.	Site		0	80.	1.21	9									446,834						446,800	

Total AC/HA: 0.10601 | Total SF/SM: 4618 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,834 | Spl Credit | Total: 446,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30055761
Const Adj.:	0.99989998
Adj $ / SQ:	169.056
Other Features:	94750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506058
Depreciation:	54654
Depreciated Total:	451403

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

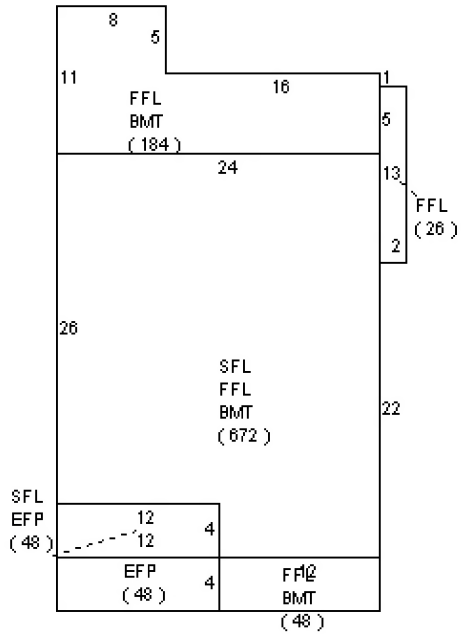
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.96
Special Features:	0	Val/Su Net:	172.69
Final Total:	451400	Val/Su SzAd	279.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	930	169.060	157,222
BMT	Basement	904	96.360	87,111
SFL	Second Floor	684	169.060	115,634
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	2,614			Total:	365,303
Size Ad	1613.9999	Gross Are	2650	FinArea	2292

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0010-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	